

020.A

0002

0303.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

466,800 / 466,800

USE VALUE:

466,800 / 466,800

ASSESSED:

466,800 / 466,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 303

Owner 1: ROCKLAND TRUST COMPANY/ TRS

Owner 2: ROCHELLE ANDREA WOLFE TRUST

Owner 3:

Street 1: 2036 WASHINGTON ST

Street 2:

Twn/City: HANOVER

St/Prov: MA Cntry: Own Occ: N

Postal: 02339 Type:

PREVIOUS OWNER

Owner 1: ROCKLAND TRUST COMPANY/ TRS -

Owner 2: RUTH WOLFE 1987 TRUST -

Street 1: 20 HAMILTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Residential and 640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6047																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,800			466,800		145186
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	453,300	0	.	.	453,300	453,300	Year End Roll	12/18/2019
2019	102	FV	425,300	0	.	.	425,300	425,300	Year End Roll	1/3/2019
2018	102	FV	350,300	0	.	.	350,300	350,300	Year End Roll	12/20/2017
2017	102	FV	325,300	0	.	.	325,300	325,300	Year End Roll	1/3/2017
2016	102	FV	325,300	0	.	.	325,300	325,300	Year End	1/4/2016
2015	102	FV	293,400	0	.	.	293,400	293,400	Year End Roll	12/11/2014
2014	102	FV	281,800	0	.	.	281,800	281,800	Year End Roll	12/16/2013
2013	102	FV	281,800	0	.	.	281,800	281,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCKLAND TRUST	73608-179	1	11/7/2019	Convenience	99	No	No		
KELLER CAROL/ET	24937-84		10/21/1994		121,500	No	No	Ruth Wolfe dod 8/1/2016	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2019	Mail Update	MM	Mary M
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK; 19384 PG; 567, Building Number 20.													
Sty Ht: 1	- 1 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 7	- Brick			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct: 4	- Flat			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: W30 - WATER 30				Fpl: 0	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C	- Average			CONDOS INFORMATION																	
Year Blt: 1985	Eff Yr Blt:			Location: W	- Water View																
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor																
Const Mod:				% Own: 0.762099981																	
Lump Sum Adj:				Name: 35 - 6050																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV	- Average			20. %					No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				%					1	3	1	0					
Sec Int Wall:				Economic:				%													
Partition: T	- Typical			Special:				%													
Prim Floors: 4	- Carpet			Override:				%													
Sec Floors:				Total:	20.4 %																
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.:	1.43750000																
Electric: 3	- Typical			Const Adj.:	1.36445391																
Insulation: 2	- Typical			Adj \$ / SQ:	627.649																
Int vs Ext: S				Other Features:	32724																
Heat Fuel: 1	- Oil			Grade Factor:	1.00																
Heat Type: 3	- Forced H/W			NBHD Inf:	1.35000002																
# Heat Sys:				NBHD Mod:																	
% Heated: 100				LUC Factor:	1.00																
Solar HW: NO	Central Vac: NO			Adj Total:	586466																
% Com Wall:	% Sprinkled:			Depreciation:	119639																
				Depreciated Total:	466827																
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0002-0303.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:				Total:												